

TRACKING TABLE
MISSION BEACH PDO AMENDMENTS
March 3, 2010

Proposed Amendments Strikeout/Underline Section	Existing PDO Language Section	Comments
.0103 – Chapter 11 (Land Development	.0103 – Chapter 11 (Land Development	New. This needed to be done to reflect that density is calculated differently in the PDO than in the Land Development Code. See new section .0304(a)(3).
.0103 – Chapter 12 (Land Development	.0103 – Chapter 12 (Land Development	New. Removed NUP, which allowed a 20% deviation with the permit. This was “added” to the PDO during the 1997 LDC Update process. The amendment would restore the PDO to require a variance to deviate.
.0103 – Chapter 14 (Land Development	.0103 – Chapter 14 (Land Development	New. Applied LDC Outdoor Storage, Display & Activity regulations. The regulations need to be specifically cited for enforcement purposes.
.0103 – Ordinance History and Community	.0103 - Severability	Renamed.
	.0103(a) – If any section, subsection	Redundant. Severability already applies.
.103(a) – The following ordinances, sub-	.0103(b) – The following ordinances, sub-	Renumbered.
.0103(b) – The area, as described in	.0103(c) – The area, as described in	Renumbered.
.0105 – It is also intended	.0105 – It is also intended	Clarified.
.0105 – Dormer		New. Added definition for dormer including increased maximum width of 10 feet consistent with LDC
	.0105 – Floor Area Ratio	Redundant. Same as the LDC, already applies per this section.
.0105 – Gross Floor Area. (d) Carports		New. Clarifies when carport counts in GFA consistent with LDC.
	.0105 - Sign	Redundant - it is the same as the LDC so it already applies per this section.
	.0202(a)(6)(G) – An approved conditional	Redundant. Already applies per LDC
	.0203 – Encroachments/Ocean Front Walk	Redundant. It applies without stating in the LDC
	.0303(b)(3)(A) – For a single dwelling unit	Redundant. This is regulated by the City building code
	.0303(b)(3)(B) – For duplexes and	Redundant. This is regulated by the City building code
.0304(a) – Density Regulations	.0304(a) – Density Regulations	Reorganized section & deleted expired temporary entitlement
.0304(a)(1) – A single R-S lot	.0304(a) – A single RS lot	Reorganized.
.0304(a)(2) – Two Contiguous	.0303(a)(3) – Multiple Dwelling units;	Clarification and Relocated.
.0304(a)(3) – Fractions of a dwelling		New. Uses the method for single family calculation of

TRACKING TABLE
MISSION BEACH PDO AMENDMENTS
March 3, 2010

Proposed Amendments Strikeout/Underline Section	Existing PDO Language Section	Comments
		density. The development allows two dwelling units and no more. This clarifies existing PDO, and disallows rounding to more than 2 du per lot.
.0304(b) – The minimum lot standards	.0304(b) – The minimum lot standards	Clarified.
Table 1513-03A	Table 1513-03A	Reworded.
.0304(c)(1)(D) – Exception. A yard Abut-	.0303(D) – Exception. A yard Abutting	Reorganized.
.0304(c)(1)(D)(i) – A yard abutting Bayside	.0303(D) – Exception. A yard Abutting	Reorganized. Revised grade (throughout PDO) to read “existing or proposed whichever is lower”
.0304(c)(1)(D)(ii) – A yard abutting Ocean-		New. Applied angled setback to Ocean Front Walk
.0304(c)(2)(A) – R-N Subdistrict – 10 feet	.0304(c)(2)(A) – Ten feet in the R-N	Reorganized. Broke into subsections with setbacks and exceptions
.0304(c)(2)(B) – R-S Subdistrict – 15 feet	.0304(c)(2)(B) – Buildings facing a court	Reorganized. Broke into subsections with setbacks and exceptions and relocated the building width to .0304(e) and 18” encroachment to .304(d)(2)(A)(i)
.0304(c)(2)(C) – Exceptions:	.0304(c)(2)(A) – Ten feet in the R-N	Reorganized. Broke into subsections with setbacks and exceptions
.0304(c)(2)(C)(i) – Buildings on the South	.0304(c)(2)(A) – Ten feet in the R-N	Reorganized. Broke into subsections with setbacks and exceptions
.0304(c)(2)(C)(ii) – Buildings on the North		New. Applied the angled setback to North side of Courts and places
Diagram 1513-03B	Diagram 1513-03B	Cleaned up illustration
.0304(c)(3)(A) – Five feet.	.0304(c)(3)(A) – Three feet for structures	Reorganized. Added grade language. Moved three- foot into exception in .0304(B)(i) Relocated angled setback to .0304(3)(D) Relocated Dormer to .0304(d)(1)(4)(B) encroachments into 45degree angled setback. Relocated two lots developed at same time to .0304(a)(2) Relocated consolidated lots to .0304(c)(3)(E) and Modified to address widths in two R-S and R-N subdistricts
.0304(c)(3)(B) – Exceptions		New section for exceptions to minimum interior yards

TRACKING TABLE
MISSION BEACH PDO AMENDMENTS
March 3, 2010

Proposed Amendments Strikeout/Underline Section	Existing PDO Language Section	Comments
.0304(c)(3)(B)(i) – A three-foot setback	.0304(c)(3)(A) – Three feet for structures	Renumbered and Clarified. Placed into exceptions .0304(c)(3)(A). This is actually an exception to the five-foot setback
.0304(c)(3)(B)(ii) – Structures that are	.0304(c)(3)(A) – Three feet for structures	Renumbered and ClarifiedThe combinations of the three-foot and five-foot setbacks are permissible.
.0304(c)(3)(B)(iii) - In the R-N Subdistrict	.0304(c)(3)(A) – Three feet for structures	Relocated and Reworded Added lot width for R-S and R-N subdistricts
.0304(c)(3)(B)(iv) - In the R-S Subdistrict	.0304(c)(3)(A) – Three feet for structures	Relocated and Reworded. Added lot width for R-S and R-N subdistricts
Diagram 1513-03C		Clarification. Added new diagram to illustrate existing concept using combinations of setbacks.
.0304(d) - Encroachments		New. Created new subsection with new and relocated language.
.0304(d)(1) – Only the encroachments		New. Created new section for encroachments. Limits encroachment to no closer that 2 feet 6 inches from property line (same as LDC)
Table 1513-03B		New. List allowable encroachments
.0304(d)(2) – Encroachments into yards		New. New subsection
.0304(d)(2)(A) – The following		New. New subsection
.0304(d)(2)(A)(i)- An encroachment of up	.0304(c)(2)(B) – The following option is	Relocated and clarified
Diagram 1513-03D	Illustration B	Clean-up
.0304(d)(2)(A)(ii) – Entry Roofs may		New. New encroachments for entry roofs. Incorporated language regarding supports for the roof from the Land Development Code – Projections and Encroachments into Residential Zones
.0304(d)(2) (B) – The following encroach-		New. This section really clarifies since these encroachments were not specifically permitted previously
.0304(d)(2) (B)(i) – Encroachment into the		New. This section really clarifies since these encroachments were not specifically permitted previously
.0304(d)(2) (B)(ii) – Any structure that		New. This section really clarifies since these encroachments were not specifically permitted previously
.0304(d)(3) – Encroachments into interior		New. Refers to Allowable encroachments table

TRACKING TABLE
MISSION BEACH PDO AMENDMENTS
March 3, 2010

Proposed Amendments Strikeout/Underline Section	Existing PDO Language Section	Comments
.0304(d)(4) – Encroachments into the		New. New subsection
.0304(d)(4)(A) – Chimneys (no more than		New. Specifically allows specified chimney to encroach into the 45 Degree angled plane for interior yards
.0304(d)(4)(B)- Dormers shall be permit-	.0304(c)(3)(A) – Three feet for structures	Relocated.
.0304(d)(4)(B)(i) – The dormer shall be	.0304(c)(3)(A) – Three feet for structures	Relocated.
.0304(d)(4)(B)(ii) – A dormer(s) may be	.0304(c)(3)(A) – Three feet for structures	Relocated and Clarified. A dormer can be on each side of the roof ridge line
.0304(d)(4)(B)(iii) – There shall be a min-	.0304(c)(3)(A) – Three feet for structures	Relocated.
.0304(d)(4)(B)(iv) – In the R-N Subdistrict	.0304(c)(3)(A) – Three feet for structures	Relocated and Reworded. Addressing maximum combined length (10 feet) through R-N Subdistrict. Rather than a percentage.
.0304(d)(4)(B)(v) – In the R-S Subdistrict	.0304(c)(3)(A) – Three feet for structures	Relocated and Reworded. Addressing maximum combined length (20 feet) through R-S Subdistrict. Rather than a percentage
.0304(e) – Building width	.0304(c)(2)(B) – Building facing a court	Relocated and Clarified
.0304(f) – Maximum lot coverage	.0304(d) – Maximum lot coverage	Renumbered.
.0304(g) – Floor Area Ratio	.0304(e) – Floor Area Ratio	Renumbered.
.0304(h) – Height	.0304(f) – Height	Renumbered.
.0306.(b)(3) – On-premise signs as permit-	.0306.(b)(3) – On-premise signs as permit-	Reworded.
.0307(a) – The minimum lot standards	.0307(a) – The minimum lot standards	Reworded.
Table 1513-03 C	Table 1513-03 C	Reworded.
.0307(b)(1)(A) – Five feet.	.0307(1)(A) – Three feet for	Reorganized. Added grade language. Moved three-foot into exceptions .0307(B)(i) Relocated angled setback to .0307(1)(D) Relocated 5 feet for to .0307(1)(A) Relocated Dormer to .0307(c)(2)(B) encroachments into 45degree angled setback. Relocated two lots developed at same time to .0304(a)(2) it is captured thorough 0306(a)(2) .0307(b)(1)(E)and Modified to address widths in two R-S and R-N subdistricts
.0307(b)(1)(B) - Exceptions	.0307(b)(1)(B) a yard shall not be	Relocated. Moved yard requirement to .0307(b)(2)(B)&

TRACKING TABLE
MISSION BEACH PDO AMENDMENTS
March 3, 2010

Proposed Amendments Strikeout/Underline Section	Existing PDO Language Section	Comments
		(C)
.0307(b)(1)(B)(i) – A three-foot setback	.0307(1)(A) – Three feet for	Relocated from 0307(1)(A) into exceptions.
.0307(b)(1)(B)(ii) – Structures that are	.0307(1)(A) – Three feet for	Renumbered and Clarified. The combination of the three-foot and five-foot setbacks is are permissible.
.0307(b)(1)(B)(iii) – In the NC-N and VC-N	.0307(1)(A) – Three feet for	Relocated and Reworded. Added lot width for R-S and R-N subdistricts.
.0307(b)(1)(B)(iv) – In the NC-S and VC-S	.0307(1)(A) – Three feet for	Relocated and Reworded. Added lot width for R-S and R-N subdistricts
.0307(b)(2)(A) – Yards abutting Strandway	.0307(b)(2) – Yards abutting Strandway	Renumbered
.0307(b)(2)(B) – A yard shall not be	.0307(b)(1)(B) - a yard shall not be	Relocated. For Ventura and West Mission. Created new section for Mission BLVD .0303(b)(2)(C)
	.0307(b)(1)(C) – A yard, consistent with	Redundant. The section applies to all development in the commercial subdistrict so it would automatically apply to development adjacent to residential subdistrict.
.0307(b)(2)(C) – A yard is not required on	.0307(b)(1)(B) a yard shall not be .0307(b)(5) – A yard is not required	Relocated and combined into one section.
.0307(b)(3) – Minimum yards on Bayside	.0307(b)(3) – Minimum yards on Bayside	Reworded.
.0307(b)(3)(A) – Minimum yards on Bay-	.0307(b)(3)(A) – The minimum yard	Reworded.
.0307(b)(3)(A) - NC-N and VC-N Subdist-	.0307(b)(3)(A)(i) – NC-N and VC-N	Relocated.
.0307(b)(3)(B) – NC-N and VC-N Subdis-	.0307(b)(3)(A)(ii) - NC-N and VC-N	Renumbered and clarified
.0307(b)(3)(C) – NC-S and VC-S Subdis-	.0307(b)(3)(A)(iii) NC-S and VC-S	Renumbered.
.0307(b)(3)(D) – Exceptions:	.0307(b)(3)(A)(iv) – Exception:	Renumbered reword
.0307(b)(3)(D)(i) – A yard abutting Bay-	.0307(b)(3)(A)(iv) – Exception:	Renumbered and added modified grade language
.0307(b)(3)(D)(ii) – A yard abutting Ocean-		New. Applied the angle plane to Ocean Front Walk
.0307(b)(4) – Minimum yards on Courts	.0307(b)(4) – Minimum yards on Courts	Clarified. Explains the comparable for subdistricts for purposed of yard.
	.0307(b)(5) – Minimum yards on Mission	Relocated. Moved to .0307(b)(2)(C)
.0307(c) - Encroachments		New. Created new subsection with new and relocated language.
.0307(c)(1) – Encroachments into interior		New. New Subsection.
Table 1513-03D		New. List of allowable encroachments

TRACKING TABLE
MISSION BEACH PDO AMENDMENTS
March 3, 2010

Proposed Amendments Strikeout/Underline Section	Existing PDO Language Section	Comments
.0307(c)(2) – Encroachments into the		New. New Subsection
.0307(c)(2)(A) – Chimneys (no more		New. Specifically allows specified chimney to encroach into the 45 Degree angled plane for interior yards
.0307(c)(2)(B) – Dormers shall be permitted	.0307(b)(1)(A) – Three feet for structures	Relocated.
.0307(c)(2)(B)(i) – The dormer shall be	.0307(b)(1)(A) – Three feet for structures	Relocated.
.0307(c)(2)(B)(ii) – A dormer may be	.0307(b)(1)(A) – Three feet for structures	Relocated and Clarified. A dormer can be on each side of the roof ridge line
.0307(c)(2)(B)(iii) – There shall be	.0307(b)(1)(A) – Three feet for structures	Relocated.
.0307(c)(2)(B)(iv) – In the NC-N and VC-N	.0307(b)(1)(A) – Three feet for structures	Relocated and Reworded. Addressing maximum combined length (10 feet) through NC-N and VC-N Subdistricts. Rather than a percentage.
.0307(c)(2)(B)(v) – In the NC-S and VC-S	.0307(b)(1)(A) – Three feet for structures	Relocated and Reworded. Addressing maximum combined length (20 feet) through NC-S and VC-S Subdistricts. Rather than a percentage
.0307(d) – Floor Area Ratio	.0307(c) – Floor Area Ratio	Renumbered.
.0307(c) - Height	.0307(d) - Height	Renumbered.
.0401(a)(1) – No fence shall exceed 3 feet in	.0401(a) – No fence shall exceed 3 feet	Added grade language
.0401(a)(2) – No sharp-pointed or electric-	.0401(b)(3) – No Sharp-pointed or	Relocated. This applies to residential and commercial citywide.
.0401(b)(1) – Fences and walls, including	.0401(b)(1) – Fences and walls including	Clarified. Added grade language.
.0401(b)(2) – Fences and walls including	.0401(b)(2) – Fences and walls including	Clarified. Added grade language.
.0401(b)(3) – Fences and walls including	.0401(b)(3) – Fences and walls including	New. There was no language regulating Mission Blvd. included grade language.
.0401(c)(1) – Fences and walls including	.0401(c)(1) – Fences and walls including	Clarified. Added grade language.
.0401(c)(2) – Fences and walls including	.0401(c)(2) – Fences and walls including	Clarified. Added grade language and reduced height in the commercial subdistrict from 8’ to 6’ consistent with the residential subdistrict height.
	.0401(c)(3) – No electrically charged	Relocated. Moved to .0401(a)(2) and added sharp-pointed
.0401(c)(3) – Prior to the use or occupancy	.0401(c)(4) – Prior to the use or occupancy	Renumbered. Added grade language
.0402(a)(1) – One hundred percent of all	.0402(a)(1) – One hundred percent of all	Modified. Changed the percentage of landscape planting area and landscape hardscapes/water features
.0403(a)(2) – When an existing use is	.0403(a)(2) – Whenever an existing use is	Reworded.

TRACKING TABLE
MISSION BEACH PDO AMENDMENTS
March 3, 2010

Proposed Amendments Strikeout/Underline Section	Existing PDO Language Section	Comments
.0403(b)(1)(A) – Two spaces per dwelling	.0403(b)(1)(A) – Two spaces per dwelling	Reworded. Reorganized into subsections.
.0403(b)(1)(A)(i) – In the RS Subdistrict	.0403(b)(1)(A) – Two spaces per dwelling	Reorganized.
.0403(b)(1)(A)(ii) – In the RN Subdistrict	.0403(b)(1)(A) – Two spaces per dwelling	Reorganized.
.0403(b)(3)(A) – Development between	.0403(b)(3)(A) – For properties where any	Reworded
.0403(b)(3)(A)(v) – The parking space was		New. Clarifies that the exception only applies if the parking was in existence when this amendment is adopted
.0403(b)(3)(B) –Development prior to	.0403(b)(3)(B) –For properties developed	Reworded. Clarifies that for development built prior to '64 the parking had to still be in use in '79 when PDO adopted. Also relocated a portion to subsection (i)
.0403(b)(3)(B)(i) – Said Property	.0403(b)(3)(B) –For properties developed	Relocated from section (B) above
.0403(b)(3)(B)(ii) – The parking space was		New. Clarifies that the exception only applies if the parking was in existence when this amendment is adopted
.0403(b)(4) – Tandem off-street parking	.0403(b)(4) – Tandem off-street parking	Clarification.
.0403(b)(5) – Parking space dimensions	.0403(b)(5) – Fifty percent of the individ-	Modified. Changed to be consistent with City-wide dimensions
.0403(b)(6) – All parking areas adjacent	.0403(b)(6) – All parking areas adjacent	Modified. Changed to be consistent with City-wide screening for parking.
.0403(b)(7) – Driveways and parking are		New to provide clarification
.0403(b)(8) – Curb cuts are not allowed		New.
.0404 – Sign Regulations	.0404 – On Premises Sign Regulations	Renamed to reflect addition of new section .0404(c)
.0404(a) – Residential Subdistricts – The	.0404(a) – Residential Subdistricts .0404(a)(1) – The following non-ill	Reworded and renumbered
.0404(a)(1) – One nameplate per dwelling	.0404(a)(1)(A) - One nameplate per	Renumbered.
.0404(a)(2) – In lieu of (A) above	.0404(a)(1)(B) – In lieu of (1) above	Renumbered. And corrected a reference
.0404(a)(3) – One building identity sign	.0404(a)(1)(C) - One building identity sign	Renumbered.
.0404(a)(4) – One directional sign per	.0404(a)(1)(D) - One directional sign per	Renumbered.
.0404(a)(5) –One temporary wall or free-	.0404(a)(1)(E) - One temporary wall or	Renumbered.
.0404(a)(6) – One public interest wall or	.0404(a)(1)(F) - One public interest wall or	Renumbered.
.0404(a)(7) – Any sign not in compliance	.0404(a)(1)(G) - Any sign not in com-	Renumbered.
.0404(b) – Commercial Subdistricts - On	.0404(b) – Commercial Subdistricts	Reworded.
.0404(b)(4) – Any sign not in compliance	.0404(b)(4) – Any sign not in compliance	Clarification. Inserted dates of referenced ordinances

TRACKING TABLE
MISSION BEACH PDO AMENDMENTS
March 3, 2010

Proposed Amendments Strikeout/Underline Section	Existing PDO Language Section	Comments
.0404(c) – Commercial Subdistrict – Off		New. Addresses off premises signs such as sidewalk signs. Added to provide enforcement authority